



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7225

• House - Cancon •



## DETAILS

**Land surface:** 27440 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 0

**Type of heating:** POMPE A CHALEUR

**Drainage/sewage:** NON CONNU

**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** No

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Stone house with beautiful view, dominant position, 2 adjoining single-storey houses or just one, stone barn, hangar, garage, above-ground swimming pool.

220 m<sup>2</sup> living

27 440 m<sup>2</sup>

- Castillonès -

12 Place Jasmin

47330 Castillonès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

\*The agency fees are entirely at the cost of the purchaser





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7225 •

Residential house comprising (approximately 97m<sup>2</sup>):

- entrance to kitchen (12m<sup>2</sup>) with oven, ceramic hob, extractor hood, sink with a door opening onto a staircase leading to the attic (converted into a bedroom at the time),
- dining room (24.3m<sup>2</sup>) with insert fireplace no longer used since the installation of the heat pump but which can be brought up to standard,
- living room (19m<sup>2</sup> with French window opening onto the road,
- laundry room (9.6m<sup>2</sup>),
- bathroom (9m<sup>2</sup>),
- bedroom (24.5m<sup>2</sup>),
- separate toilet.

Upstairs: a bedroom (10.6m<sup>2</sup>) and attic.

Habitable annex, adjoining the house (approximately 122m<sup>2</sup>):

- entrance to living room (35.6m<sup>2</sup>) with French windows opening onto terrace,
- kitchen (13.7m<sup>2</sup>),
- pantry/laundry room (5.2m<sup>2</sup>),
- bedroom 1 with cupboards (approx. 10m<sup>2</sup>),
- hallway with cupboard,
- bedroom 2 (23.9m<sup>2</sup>), soundproofed between the two houses,
- bathroom and separate toilet under construction,
- bedroom 3 (15m<sup>2</sup>),
- bathroom with dressing room = to be done (15m<sup>2</sup>),
- room for the future boiler room,
- hallway with stairs leading to the attic (possibility of making an additional bedroom).

Covered terrace over the entire front of the house (PVC cladding redone in 2006).

Above-ground chlorine swimming pool.

Workshop (280m<sup>2</sup> - metal frame and sandwich panels), barn (350m<sup>2</sup> - clay floor, some slabs to be added at the roof level - 4 kennel boxes - small new cumulus present for kitchen project), small garage.

Right of draw.

Miscellaneous:

- individual sanitation to be brought up to standard
- main house = double glazing PVC, aluminum and wood, single glazing in the laundry room and bedroom. / Annex house double glazing PVC everywhere

- PAC from 2022 in the main house and PAC not installed

